



23 Parklands, Penperlleni, Monmouthshire.

NP4 0BB

£319,950

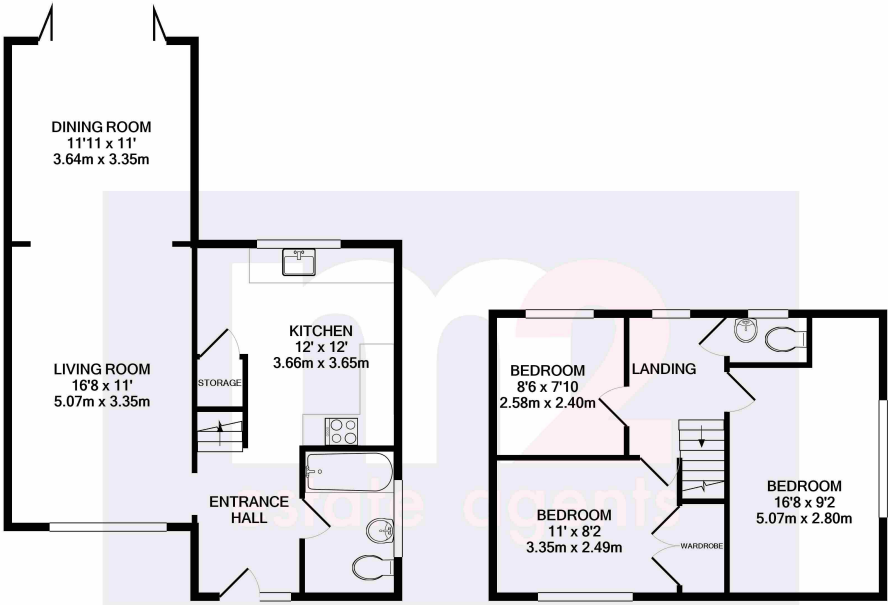
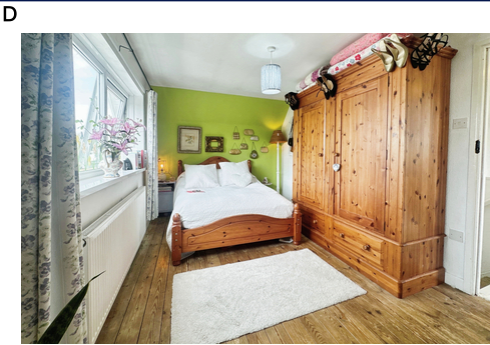
Tenure Freehold

- SEMI DETACHED ACCOMMODATION
- THREE BEDROOMS
- GARAGE WITH DRIVEWAY
- WELL ESTABLISHED ENCLOSED GARDEN TO THE REAR
- BATHROOM TO THE GROUND FLOOR, WC TO THE FIRST FLOOR
- LIVING / DINING ROOM WITH ACCESS TO THE REAR
- WELL PRESENTED THROUGHOUT
- LARGE ENTRANCE HALL

Located in the popular village of Penperlleni just outside Abergavenny is this well presented dormer style Three Bedroomed Semi-Detached House that offers family size accommodation comprising: Spacious Entrance Hall, Open Plan Lounge/Diner, Kitchen, Ground Floor Bathroom, Three Bedrooms and W/C to the first floor. The home benefits from Gas Central Heating via a combination boiler and Upvc Double Glazing. To the outside of the property at the front is a garden with mature shrubs and greenery, a side driveway that fronts a single garage and at the rear is a beautiful private garden with paved and lawned sections which are perfect for alfresco living. There are an abundance of mature shrubs, a vegetable patch and a beautiful mature weeping willow to one corner. Early Viewing is strongly recommended

Penperlleni is a social village with an active village hall, social club, pub, and fish and chip shop and a convenience shop. A primary school for children aged 4 to 11. There is also a hairdressers and a doctors with its own dispensary. A bus that comes through Penperlleni hourly that goes to Abergavenny, Pontypool, Cwmbran and Cardiff. There is a children's play park, field and a number of different walks and bike rides to enjoy. A superb coffee shop, Baffle Haus' is a short drive away, and is also conveniently located approximately 7.5 miles away from the popular market town, Abergavenny where you will find a number of amenities such as primary and secondary education, super markets and shops. A bus and train station, dentists and doctors surgery, cafes, pubs and restaurants and more. The property is also 4.8 miles away from the picturesque town of Usk with further amenities.

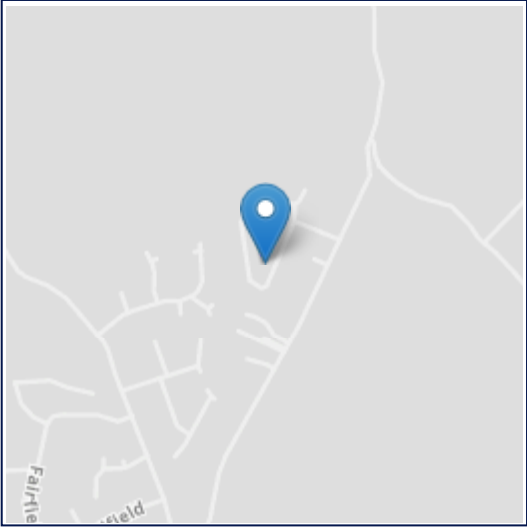
What Three Words ///units.takes.amplified
Services:
All main services are provided at the property.
Council Tax Band:



GROUND FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.